

108.0

0003

0013.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

10,000 / 10,000

10,000 / 10,000

10,000 / 10,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	TRINITY RD-WINC, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCID JAMES M JR/MARY B
Owner 2:	
Owner 3:	

Street 1: 8 TRINITY ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

PREVIOUS OWNER

Owner 1: CLEMENTE BERNICE M -

Owner 2: -

Street 1: 8 TRINITY ROAD

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This Parcel contains .044 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		1920		Sq. Ft.	Site		0	70.	0.07	4			Unbuild	-85	Size	-80			10,030							10,000

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	1920.000			10,000	10,000		69455
							GIS Ref
							GIS Ref
							Insp Date
							10/22/99



Patriot Properties Inc.
18524!

Prior Id # 1:	69455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 07:29:06
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	12/30/21
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	108.0-0003-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	1,920.	10,000	10,000		Year end	12/23/2021
2021	132	FV		0	1,920.	10,000	10,000		Year End Roll	12/10/2020
2020	132	FV		0	1,920.	10,000	10,000		Year End Roll	12/18/2019
2019	132	FV		0	1,920.	10,000	10,000		Year End Roll	1/3/2019
2018	132	FV		0	1,920.	8,600	8,600		Year End Roll	12/20/2017
2017	132	FV		0	1,920.	8,000	8,000		Year End Roll	1/3/2017
2016	132	FV		0	1,920.	6,900	6,900		Year End	1/4/2016
2015	132	FV		0	1,920.	6,200	6,200		Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLEMENTE BERNIC	45573-545		7/8/2005		739,500	No	No	SOLD WITH LAND IN WINCHESTER	
	8958-115		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/22/1999									1/1/1919	Vacant Lot	256	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:		Full Bath:	Rating:									
Sty Ht:		A Bath:	Rating:									
(Liv) Units:	Total:	3/4 Bath:	Rating:									
Foundation:		A 3QBth:	Rating:									
Frame:		1/2 Bath:	Rating:									
Prime Wall:		A HBth:	Rating:									
Sec Wall:	%	OthrFix:	Rating:									
Roof Struct:		OTHER FEATURES										
Roof Cover:		Kits:	Rating:									
Color:		A Kits:	Rating:									
View / Desir:		Frpl:	Rating:									
WSFlue:		WSFlue:	Rating:									
GENERAL INFORMATION		CONDO INFORMATION										
Grade:		Location:										
Year Blt:	Eff Yr Blt:	Total Units:										
Alt LUC:	Alt %:	Floor:										
Jurisdict:	Fact:	% Own:										
Const Mod:		Name:										
Lump Sum Adj:		DEPRECIATION										
INTERIOR INFORMATION		Phys Cond:	0.0 %									
Avg Ht/FL:		Functional:	%									
Prim Int Wal		Economic:	%									
Sec Int Wall:	%	Special:	%									
Partition:		Override:	%									
RESIDENTIAL GRID		REMODELING		RES BREAKDOWN								
1st Res Grid		Desc:		# Units								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	BRs:	Baths:	HB								
DEPRECIATION		Exterior:		No Unit		RMS	BRS	FL				
		Interior:										
		Additions:										
		Kitchen:										
		Baths:										
		Plumbing:										
		Electric:										
		Heating:				Totals						

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS **PARCEL ID** 108.0-0003-0013.0

SKETCH

SUB AREA

Net Sketched Area:		Total:	
Size Ad	Gross Area	FinArea	

AssessPro Patriot Properties, Inc

IMAGE